WARRANTY DEED

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

J-SB-RW-20-396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 556170 **DEEDWARR**
01/19/2021 02:12:52 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20210119-0007961

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Randall Waterston	**New Owner**	
(NAME)	(NAME)	**147-16-76.00**
659 Olive Branch Rd		
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD LEE WALKER AND WIFE, CYNTHIA JANE WALKER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RANDALL WATERSTON, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 357 on the Plan of Fairlane Park, Section III, of record in Plat Book 2331, Pages 145 and 146, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ernest Wilbur Walker and wife, Phyllis L. Walker by Warranty Deed from Melpar Homes, Inc. recorded October 7, 1957 in Book 2699, Page 363, Register's Office for Davidson County, Tennessee. The said Ernest Wilbur Walker having since died, property being vested in Phyllis L. Walker as the surviving tenant by the entirety. By Quitclaim Deed recorded December 22, 2009 in Instrument No. 20091222-0116300, Register's Office for Davidson County, Tennessee, Phyllis L. Walker conveyed a one-fourth (1/4) undivided interest to Donald Lee Walker and wife, Cynthia Jane Walker. By Quitclaim Deed recorded January 11, 2010 in Instrument No. 20100111-00025499, Register's Office for Davidson County, Tennessee, Phyllis L. Walker conveyed an additional one-fourth (1/4) undivided interest to Donald Lee Walker and wife, Cynthia Jane Walker. The said Phyllis L. Walker having since died intestate on July 11, 2010. Per Affidavit of Heirship for Phyllis L. Walker recorded September 15, 2010 in Instrument No. 20100915-0073490, Register's Office for Davidson County, Tennessee, her child, Donald Lee Walker was named as her only heir-at-law.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 2598, Page 491, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **396 Melpar Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 8 DAY OF JANUARY, 2021.

Donald Lee Walker

Cynthia Jane Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD LEE WALKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of January, 2021.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA JANE WALKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of January, 2021.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212